

Comp Plan 7/16/15

Agenda

Expanded development zone
Certified Business-Friendly Communities
Public outreach promises
Technology
Performance Standards

Attendance: Tony, Jean, Don, Emily

What about the-based expansion?

What about specific standards for a certain lot? No- can't do it, it's spot zoning.

What is the difference between 220 development and route 9 develop?

One difference is proximity to sewer

They differ in size of businesses (footprint) that would be appropriate

Why are we talking about more rules for more locations? It sounds like more restrictions

We are trying to add flexibility to more areas - talking about 220 right now and a section down route 9 to 220, where retail could go that now it can't.

Would like to see more retail opportunities on route 9 on albion road and bangor road.

There is some expansion for retail down to route 220 on bangor rd, and out on 220 to leelyn - and all the way down depot.

Can we add opportunities to add more retail places on other main roads or back roads? What about a bait shop, or another shop that has a few car trips a day?

Problem: As business grows, and car trips increase, what then?

What about on main roads, can't some more retail go there?

Not larger retail, because....the big stuff should be inside designated development zone.

What about smaller retail? (got off topic)

We should draft performance standards for the expanded area. Emily has already drafted some to start from.

Certified business friendly program: Wanted to create awareness because it is awarded to communities who excel in topic areas that can be guided by a comp plan (efficient permitting, have downtown development zones). Also interesting that one thing that helps get the designation is a certified comp plan. Being designated in the program adds to opportunities for future funding. Something the comp plan process should be aware of. The new application comes out soon.

Technology. We really need a screen or projection in the meeting room, but it isn't in the current town budget. Can we use comp plan funds for that? (because there is

no town budget money for it this year, but the comp plan budget has money) TV or projection? TID money? We will look into it. 5.5'x8' space to fill.

Promises: topic-based meetings? Additional forums? What topics should we do? We promised another forums and/or topic-specific discussions.

We are in drafting stage now - compiling a draft based on what we have heard. We'll send it out, and ask what people want to discuss.

Homework: Consider the differences that should or shouldn't be for the expanded area. Is part of it expanded "downtown" or is it all the vehicle-based expansion area? Should all of downtown be retail-allowed - if so to what extent? If all of downtown is retail, then lodging automatically can go across from FOD - unless there is a size limit that interferes? Size limits on certain areas? What sets the 220 area apart from other areas (school St, Depot St, Main St) - meaning what should go there that should or shouldn't go in another place?

Next meeting:

Define on map where expansion is (Emily has done this already subject to one modification)

Discuss what people bring in for answers to the homework

Update on costs for screen or TV - did Noreen answer Jean RE: applicability of TIF funds?